

And whereas, it is further agreed that said Clabaugh shall furnish a good and merchantable title to said real estate herein contracted to be sold, and to execute a deed of conveyance therefore when all the purchase money shall have been paid, until which time the title to said property should be retained and reserved; that the taxes for the year 1931 shall be pro rated as of November 1, 1931.

WITNESSETH: That in consideration of the premises and the payment, by the parties of the second party of \$2700. as purchase money thereof, of which sum, \$120. is this day paid in cash to said Clabaugh, the receipt whereof is hereby acknowledged, and the payment of \$120. in cash every three months, beginning with February 1, 1932, and each succeeding first day of the three months thereafter, until the expiration of two years, at the end of which time the purchase money remaining unpaid shall be paid in full, after which and the performance of all covenants contained herein, a deed of conveyance is to be made, to said vendees, the said Will F. Clabaugh, vendor, agrees to sell, and the said Clarence E. Paine and Paul M. Birmingham, vendees, agree to purchase the above described property on the terms and conditions herein above set forth. Possession to be given at once.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

Witness:

J. Harry Kennedy

Will F. Clabaugh (SEAL)
Clarence E. Paine (SEAL)
Paul M. Birmingham (SEAL)

STATE OF MARYLAND
FREDERICK COUNTY SCT.

I hereby certify that on the 10th day of November, 1931, before me, the subscriber, a Notary Public of the the State of Maryland, in and for Frederick County, personally appeared, Will F. Clabaugh, widower, and Clarence E. Paine, and Paul M. Birmingham, the above named vendor and vendees and di acknowledged the foregoing contract of sale to be their respective act and deed.

Witness my hand and Notarial Seal the day and year first above written, Nov. 10th, 1931.

Place of
Notarial
Seal

J. Harry Kennedy
Notary Public

FRANCIS PETROTT
ATTORNEY AT LAW
FREDERICK,
MARYLAND